

**MINUTES OF THE HANOVER BOROUGH
PLANNING COMMISSION MEETING**

January 6, 2021

Chairman Seibel convened the meeting at 6:30 PM in the Hanover Borough Municipal Building, 44 Frederick Street, Hanover, Pennsylvania, as advertised.

In attendance were Commission members Becker, Edwards, Hegberg, Kelly, Roland, Chairman Seibel and Commissioner Seitz (*by telephone*). Council members Funk and Lockard were present along with Mayor Whitman. Also present were Staff Members Planning & Engineering Director Mains and Borough Secretary Felix; and Shawn Rairigh from Gannett Fleming.

Chairman Seibel reported that Planning & Permit Associate Morningstar recently resigned her position with the Borough.

Approval of the Minutes: It was moved by Mr. Becker, seconded by Mr. Edwards to approve the minutes of December 2, 2020 as written. Motion carried.

NEW BUSINESS:

Mr. Jan Crystal, 425 North George Street was present asking for speed bumps to be installed in the 400 block of George Street. He noted he has attended a previous Council meeting in regard to the request.

Mr. Crystal was referred to the next Public Safety Committee meeting scheduled for Monday, February 1, 2021 at 6:00 PM. Mr. Crystal presented a petition from neighbors to Mayor Whitman. Mayor Whitman stated she will forward same to Borough staff to request it be placed on the Public Safety Committee agenda.

OLD BUSINESS:

Preliminary/Final Subdivision Plan, North Hanover Mall Lot 3 - Carlisle Street, Hanover, PA: Mr. Mark McGrecki from Rural King Realty was present via MS Teams regarding the subdivision of the former Sears building (from the Mall) and associated parking and loading areas onto a separate lot so that it can be conveyed by way of "fee simple" title. Design Engineer is PennTerra Engineering, Inc., 3904B, Able Drive, Columbia, PA 17512.

Mr. Mains noted that the comments on the plan were down to 3 items, which is greatly reduced and places the Planning Commission in a much better position to entertain approval.

It was moved by Mr. Roland, seconded by Mr. Becker to recommend the Preliminary/Final Subdivision Plan for North Hanover Mall, Lot 3 – Carlisle Street, Hanover to Hanover Borough Council for approval. Motion carried.

COMMUNICATIONS

2021 Meeting Schedule

The Commission had no problem with the Planning Commission meetings remaining at 6:30 PM on the first Wednesday of each month in 2021.

ZONING MATTERS

Draft Proposed Zoning Ordinance: Mr. Mains explained that Mr. Rairigh updated the draft with the changes that were requested by the Commission.

Mr. Rairigh reviewed the list of minor updates, some of which were also recommended by Code Enforcement Officer Northcraft after his review:

- Height in the Hospital Zone
- Numbering of the Table of Contents
- Redesignated R-1 & R-3 Districts
- Map Revisions
- The recommended requirement of non-residential first floor uses in the first block from square.
- Language of short-term rentals
- Placement of exterior donations boxes
- Definition of tasting room
- Senior housing
- Public utilities/uses
- Manufactured housing
- Commercial parking in downtown allowance
- Fully shielded lighting and requirement of some lighting to be turned off overnight

Mr. Hegberg asked about signage for prohibition of loud engine braking in the downtown. There was discussion whether this item would be better placed under a separate noise ordinance. Mr. Mains commented that noise ordinances are often found to be cumbersome to enforce as you have to document noise levels at the time of the incident. Zoning ordinances provide some protections for noise (such as industrial, etc.) but do not typically address wider range of noise issues. He further noted any signage

for restricting specific items like “jake brakes” must be done by separate ordinance in order to be enforceable.

Mr. Mains outlined a draft timeline for the implementation of the proposed Zoning Ordinance:

February 2021:

- Planning Commission to take action to schedule public meeting (not hearing)
- Presentation of highlights (PowerPoint) and allow public to comment
- Recommendation to Council from Planning Commission

March 2021:

- Council schedules formal hearing (Council refers to County)
- York County Planning Commission reviews and offers comments
- Council decides whether to adopt or to revise, etc. If adopting, Council would schedule for a formal hearing.

There will be a high-level review at the Council Workshop on January 20th. The draft then needs to be sent to Council for review and comment; Mr. Mains can forward same to Council if the Planning Commission approves this evening.

The Planning Commission will then review Council’s revisions at a public meeting next month and a hearing at the beginning of March.

It was moved by Mr. Becker, seconded by Mr. Hegberg to authorize staff to schedule and coordinate advertisements for a public meeting on the draft zoning ordinance, as they have prepared. The hearing would be held prior to commencing with the regular agenda of the Planning Commission at 6:30 PM on February 3, 2021. Motion carried.

Proposed Woda-Cooper Text Amendment:

Mr. Mains explained that action needs to be taken this evening, on whether or not to make a formal recommendation to Hanover Borough Council. He noted at Borough Council on December 23, 2020 Council approved a motion to move forward with the public hearing for the text amendment.

There was discussion on the following:

Mr. Becker asked if the project would be considered low income housing. Mr. Mains stated there was no documentation for that concern submitted at this point.

Mr. Roland commented that Woda Cooper previously stated that the purpose of this project is to replace the senior housing that was lost at the McAllister Inn. The citizens in his area seem to object to the proposal.

Mr. Hegberg asked if senior housing is allowed under the current zoning ordinance. Mr. Mains stated that senior living would fall under multi-family dwellings, so would be allowed in the districts that currently allow multi-family dwellings.

Mr. Hegberg asked if senior housing was designated in the new ordinance? Mr. Mains stated that the draft allows for this designation at this time, but it could be changed.

Mr. Kelly noted that Hanover has some senior housing already in some areas, but they have very long waiting lists, such as Clearview Terrace. He felt there was a need for this use in the community.

Mr. Mains noted that a revised text amendment was submitted that capped the height of the project at 3 stories, instead of 4 stories that was originally submitted. The text amendment would extend throughout the Limited Manufacturing (LM) District, but most of the LM District is already built out.

A motion was made by Mr. Roland against allowing this development in this location. The motion died for lack of a second.

Mr. Rairigh noted that the senior housing would be allowed in the new ordinance in R-5 under special exception, Downtown by right, and the Planned Development District by special exception.

Mr. Mains noted that approving the zoning that would facilitate the development plan will come later only if the text amendment is approved.

A motion was made by Mr. Becker, seconded by Mr. Edwards to recommend that Borough Council adopt the proposed zoning text amendment that would permit senior living units, as currently drafted, in the Limited Manufacturing (LM) District. In doing so, the Commission specifically acknowledge that providing for this use is consistent with the Borough's Comprehensive Plan. Mr. Roland and Mr. Seitz voted in opposition to the motion. Motion carried.

PUBLIC COMMENT

Councilperson Darlene Funk asked if Mr. Monahan contacted anyone on the Planning Commission prior to this evening's meeting. Mr. Seibel and Mr. Roland noted they were contacted by Mr. Monahan.

Mrs. Funk and Mr. Lockard stated concerns from other residents in the nearby area who pay taxes.

Mayor Whitman asked if after the public hearing, if a decision can be made by Council to approve or deny the text amendment? Mr. Mains stated that it was his understanding that Council has the option to either call for a vote or table the matter.

ADJOURNMENT

Chairman Seibel thanked all for their attendance this evening. A motion was made by Mr. Roland, seconded by Mr. Edwards to adjourn the meeting at 8:10 PM. Motion carried.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'D. Felix', with a stylized flourish at the end.

Dorothy C. Felix
Borough Secretary